



High Street, Killamarsh, Sheffield, S21

A fantastic opportunity to purchase this beautifully presented semi-detached property situated in a popular residential area. Offering three generous sized bedrooms and off road parking. The property is well positioned for local amenities and is close to main bus routes. Within close proximity to a good choice of local schools, this property is ideal for first time buyers or investors!

Guide Price £160,000 -
£170,000

- THREE BEDROOMS
- SEMI-DETACHED
- BEAUTIFULLY PRESENTED
- SPACIOUS THROUGHOUT
- OFF ROAD PARKING



Property Description

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LOUNGE

11' 1" x 11' 11" (3.40m x 3.65m)

Enter through UPVC door into lounge with carpet flooring and feature chimney wall. Ceiling light, vertical radiator and window.



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KITCHEN

12' 11" x 11' 10" (3.96m x 3.62m)

Fitted with ample wall and base units, contrasting worktops and tiled splash backs. One and a half sink with mixer tap. Electric cooker, hob and extractor fan. Integrated fridge, dishwasher and under counter space for washing machine. Spot lighting, radiator and window. Tiled flooring with under floor heating and neutral decor. Door to cellar and UPVC door to rear garden.

CELLAR

Used as storage/utility with fridge/freezer, tumble dryer and ceiling light.



STAIRS/LANDING

A carpet stair rise to first floor landing with neutral decor, ceiling light and smoke alarm. Doors to two bedrooms, bathroom and door to second stairs leading to attic.

BEDROOM 1

11' 10" x 10' 10" (3.63m x 3.31m)

A large and spacious double bedroom with carpet flooring and neutral decor. Ceiling light, vertical radiator and window. Door to over stairs storage cupboard.

BEDROOM 2

9' 10" x 6' 11" (3.01m x 2.13m)

A second good sized bedroom with carpet flooring and neutral decor. Ceiling light, radiator and window.



ATTIC/BEDROOM 3

16' 5" x 12' 0" (5.02m x 3.66m)

A good sized double room with carpet flooring and neutral decor. Ceiling light, radiator and window. Door to storage cupboard.

BATHROOM

9' 9" x 4' 4" (2.99m x 1.34m)

Comprising of bath with mixer tap and plumbed in shower. Vanity unit with sink and WC. Spot lighting, ladder style radiator and obscure glass window. Tiled walls.



OUTSIDE

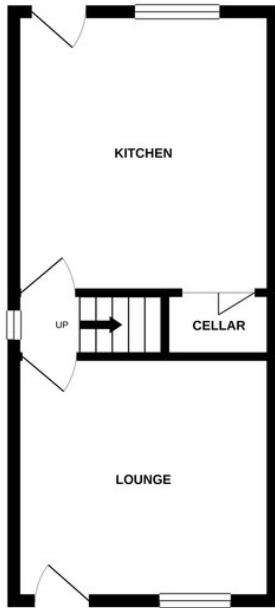
Steps rise to the front of the property with pebbled area, and path to the side of the property leading to rear. To the rear of the property is a patio area, ramp and steps leading to parking for two cars. Outside lighting and tap.

PROPERTY DETAILS

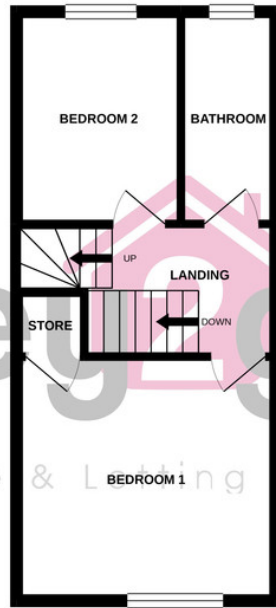
- FREEHOLD
- FULLY UPVC DOUBLE GLAZED
- GAS CENTRAL HEATING

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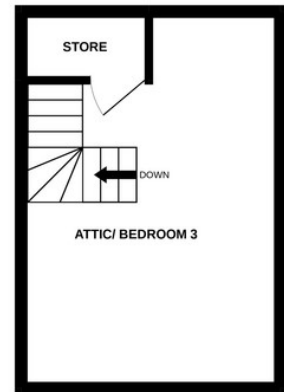
GROUND FLOOR
324 sq.ft. (30.1 sq.m.) approx.



1ST FLOOR
324 sq.ft. (30.1 sq.m.) approx.



2ND FLOOR
207 sq.ft. (19.2 sq.m.) approx.



TOTAL FLOOR AREA : 855 sq.ft. (79.4 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Tenure

Freehold

Council Tax Band

A

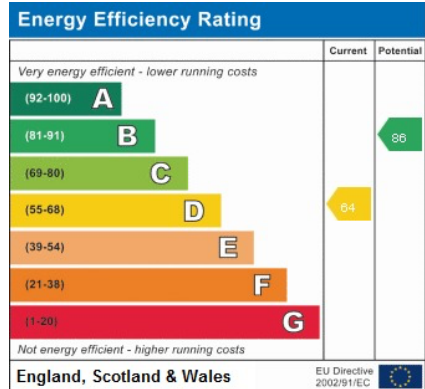
Viewing Arrangements

Strictly by appointment

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Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements

